

DOWNTOWN ADVISORY COMMITTEE
DOWNTOWN PRIORITY PROJECTS LIST

DRAFT #4 JANUARY 27, 2005

SHORT-TERM (1-5 YEAR) PROJECTS

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
6	Old City Housing / Parking Structure	Currently warehouse and private parking use. Does not preclude a Housing/Parking Structure	Evaluate impact of transit center garage and potential trolley link to Old City. If additional need still exists, consider new garage in Old City.	Short-term.	
9	Old City Retail / Parking	No activity	See Project #6 above.	Short-term.	
10	Retail Anchor(s)	Unknown	See Retail Revitalization Strategy recommendations; also evaluate retail reaction to new, Gay St. cinema.	Short-term. Includes potential Mast store.	
11	Parking Structure	No activity	See items 4 and 10 above. TVA East Tower development may drive additional parking demand.	Short-term - supports #10.	
14	Knox County Redevelopment Blocks - State Street Site	Currently planned for transit center, 425 space garage and 131,000 square feet of residential/public uses above.	Planned uses probably consume all parking.	Short-term.	
24	Church Avenue Square and below-grade parking	Possible historic preservation issues exist. Pryor Brown Garage is eligible for listing on National Register	Recommend pursuing private developer investment for items 24, 25 and 26 or alternative development options.	Short-term. Reinforces focus on Gay Street.	
25	Church Square parking structure	No activity	Feasibility questionable in the short-term.	Short-term. Reinforces focus on Gay Street.	
26	Boutique Hotel	No Activity	See Project #24 above.	Short-term. Reinforces focus on Gay Street. Recommendation calling for Boutique Hotel may be too specific.	
27	News Sentinel Site: Mixed-Use Parking Structure	Knox County to become property owner	Work with Knox County on potential private development/parking options.	Short-term; county likely to issue an RFP for the site in the near future.	
28	Cultural Building / Parking	Status unclear	Determine status of Project #27 and then evaluate options.	Short-term. Reinforces focus on Gay Street.	
34	Marketing Campaign	New Listing	TSG to make recommendations.	Needs to be mentioned even if it is not a physical development project. Very important during impending roadway construction in 2008.	
35	Activity Programming	New Listing	TSG to make recommendations.	Added by DAC.	

STREETSCAPE PROJECTS

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
5	Gay Street Streetscape / Façade Improvements	Private investments made in 100 block. Minor sidewalk improvements ongoing.	As part of design guideline development, provide enhanced/additional streetscape improvement plan for Gay St. and, potentially, other downtown corridors.	Short-term.	Unknown but probably several million dollars.
8	Central Street Ped/Bike Improvements	Bike racks installed	Add Central to downtown streetscape plans, priorities and funding.	Create prioritized streetscape Improvement list.	Unknown but probably several million dollars.
13	Summit Hill Drive Improvements	Included as part of Central Station and I-40/James White reconstruction	None	Create prioritized streetscape Improvement list. Likely to be long-term.	
18	Clinch Avenue Streetscape Improvements	No activity	Evaluate priority of Clinch versus State (item 7 above) for future funding priorities	Create prioritized streetscape Improvement list.	Unknown but probably several million dollars.
22	Church Avenue Streetscape / Façade Improvements	No activity	Evaluate along with items 7 and 18 above for appropriate funding priorities	Create prioritized streetscape Improvement list.	Unknown but probably several million dollars.

PARKING PROJECTS

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
2	Mixed-Use Parking Structure	Jackson Ave. condo development proposed with 200 surface parking spaces. No current plans for developing a mixed use parking structure except for transit center.	Evaluate parking needs on South Gay and consider expansion of State St. garage or new parking structure (possibly on News Sentinel site).	Continue pursuit of McClung Warehouse rehab in short-term.	
4	Mixed-Use Parking Structure	Proposal for 1000 space parking structure to serve north end of downtown near TVA and Raddison in discussion phase	Consider as high priority to accommodate TVA tower re-use and North Gay retail/residential. Probably eliminates practical need for item 11 below.	Short-term.	
21	State Street Garage Expansion	No activity	Consider expanding garage by 840 spaces (currently has 810) to support Gay St. retail, Tenn. Theater, etc.	Short-term. Continue efforts to determine feasibility.	\$7.6 million
23	Church Avenue Mixed-Use Parking Structure	No activity	Recommend pursuing private developer investment rather than City investment.	Create separate parking garage list & prioritize.	

PROJECTS REQUIRING FURTHER PLANNING OR RESEARCH

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
15	Wall Street Extension Future Bridge	Not feasible due to Central Station Transit Center Project		TSG requested to provide more research & analysis.	
30	Church Avenue Bridge Improvements	Construction and bridge closure scheduled for December 2006 - September 2007		TSG requested to answer questions regarding feasibility of asking TDOT to alter current plans.	
33	Bridge Improvements: Vine Street, Wall Street, Church Street, Main Street	No activity	Incorporate into streetscape plans/funding along with Gay, State, etc.	TSG requested to answer questions regarding feasibility of asking TDOT to alter current plans. Includes Projects #13, 15, 30 & 33.	Unknown but probably several million dollars.
36	Market Square	New Listing	TSG to provide comments / recommendations.	Some Market Square merchants asked if focus should be shifted entirely to Gay Street if Market Square is not yet performing optimally.	

LONG-TERM (5+ YEAR) PROJECTS

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
3	Rail Transit Hub	Planning analyses do not show a viable demand for rail for next 20 years.	Consider trolley or other link between transit center and rail lines if/when passenger rail becomes feasible.	Long-term	
7	State Street Promenade	No activity	Consider long-range budget planning for State St. streetscape improvements north of Tenn. Theater	Maintain feasibility; not likely to be short-term.	Unknown but probably several million dollars.
12	Summit Hill Square		Evaluate relative value in context of final retail strategy.	Long-term.	
17	Henley St. Grade Separation / Blvd. Improvements	Status unclear	Complex & expensive project.	Long-term.	
19	Streetcar Route	Planning analyses do not show a viable demand for rail for next 20 years.	None	Long-term.	
29	Redevelopment Block		Consider future redevelopment plan for this site. Not considered viable near-term.	Long-term.	
31	Headquarters Hotel	No activity	Not considered an option for City investment currently. City should acquire option on site from State.	Long-term.	
32	Promenade Mixed-Use Redevelopment	No activity	None	Long-term.	

PROJECTS TO BE REMOVED FROM LIST

[Project #'s refer to site locations on Crandall Arambula maps]

#	Project	Status	TSG Comments	DAC Comments	Cost Estimate
1	North Gay Viaduct	Construction Scheduled to begin September, 2005. Involves a complete closure of viaduct	Remove from Priority Projects list; add to Recent Successes list.	Short-term; already funded & programmed.	
16	Market Square Mixed-Use Parking Structure	Under construction with ___ spaces and opening scheduled for Summer 2005		Add to "Recent Successes" - remove from potential projects list.	
20	Cinema / Retail / Transit Center	Cinema in planning phase. Transit Center relocated to State Street	These projects are being actively pursued. The committee does not need to address them. May want to remove from list.	Short-term.	